

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, April 7, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Bill Gozzo, member
Kevin Goff, member
Cathie Ellithorpe, member
Glen Neilson, member
Heather Van Deusen, member

Also Present

John Cloonan, Director of Public Works
Julie Oakes, Facilities Manager
John Ireland, Silver Petrucelli
Ken Sgorbati, Silver Petrucelli
Walter Yaremich, Silver Petrucelli

Call to order: The meeting was resumed at 7:00 p.m. after an earlier tour of Bridge Street School.

Public Comment: None

Correspondence: None

Minutes: Mr. Goff moved to accept the minutes of March 3, 2016. Mr. Gozzo seconded, all in favor. There was a question on the minutes of March 17. Ms. Ellithorpe made a motion to accept the minutes of March 17, 2016. Mr. Gozzo seconded, all in favor. There was a discussion about the minutes of March 31. Mr. Goff wanted the record to state that the bathroom is a possible source of PCBs. Mr. Goff made a motion to accept the minutes of March 31. Ms. Van Deusen seconded, all in favor.

Security Upgrades at Schools

Mr. Muska gave an update on the vestibule project. The contract was signed on March 4 and there was a kickoff meeting. Aresco has pulled a permit and all submittals are in. There will be another construction meeting on April 12, and every Tuesday afterward for 3 weeks. Work will begin during school vacation week, April 18-22. There will be two crews on the job. They expect to finish by mid-May. There are two invoices from Aresco for 50% of the mobilization cost, and a KBA invoice that has now been approved by a BoS policy waiver. All material is in except for the bollards in front of SHA and SMS which are on order from California. They won't be here in time during vacation week. One town group wanted to host an event at SMS on April 21st but the Building Inspector said no. Also the primary election is on April 26th and that will be dealt with. There is one minor change order at SMS where they want an automatic door opener added there.

Bridge Street School Project

The Permanent Building Committee surveyed the building before tonight's meeting. The total needed for abatement was estimated by the consultant ATC to cost just under \$2 million. The contamination is mostly from asbestos. Abatement was not part of the estimated cost of the Bridge Street renovation. If for some reason the community center project was abandoned, the Town is legally bound to remediate the building before a demolition could take place.

After tonight's tour, Chairman Sangiovanni's impression is that the building has deteriorated a lot in the last few years. There is a lot of mold and moisture in the building, but it is still structurally sound. We need to get the RFP's out for an abatement contractor. The environmental consultant estimated \$600,000 to remediate the soil. The consultant could do additional testing for \$2,500 to get a better read on the dirt to save money in the long run.

The cost is lower when a building is renovated vs. when a building is demolished since there is a requirement to separate materials. The consultant needs to be there monitoring the process as it takes place. Ms. Oakes stated that he billed that additional test at the maximum amount, so the cost would probably be less. Chairman Sangiovanni suggested we hire the consultant to do a more thorough assessment on the dirt.

Mr. Goff **made a motion to authorize** more testing of the basement and crawl space. The contractor will finalize the scope of work in the basement and crawl space for a fee of approximately \$2,500. Ms. Ellithorpe seconded, all in favor. Motion passed unanimously.

Kent Memorial Library Project

Chairman Sangiovanni discussed the PCB abatement progress. The PBC gave authorization to remove the bricks in the lower level bath and office area. Ms. Oakes stated that the contractor will start next Wednesday or Thursday. At this point in time, we do not have a quote for the replacement work. There was a plan by the library commission to make a unisex bath and a study room. Connecticut code does not recognize the number of fixtures in a unisex bath, so it is necessary to replace the fixtures that are existing. Ms. Oakes explained that since we are not changing the existing bathrooms we can leave the number of fixtures as is. The Chairman asked Enterprise Builders to give us a price to replace the fixtures and partitions. Mr. Neilson estimates about 9 yards of concrete, or \$1,000 plus finishing.

In regards to the HVAC balancing, what are the options to meet the mechanical code? John Ireland from Silver Petrucelli is here to discuss the system. The total delivery of air flow is what was specified, but the distribution has a 5 or 10% deviation. Mr. Neilson added that the mechanical deviation is 10% which is allowed. Some areas are over that amount. Mr. Ireland talked to Mr. Flanders and the state building department about the mechanical code. The shortest way to remediate is to add dampers to 4 ducts that are behind the book shelves. They currently have only an open diffuser with a vane in it. It directs air only; there is no damper that controls the volume flow. Silver Petrucelli previously submitted a change order of about \$7,000 to put new dampers on those that were seized up and they were replaced. All of those have been balanced to the original design. Tecton included the 2 in the entry floor in the original design, but those are not needed. You could put kick plates in, and put dampers in all of them or revise the design to say that is now the airflow. The total airflow is within 4.9% of the total system need.

Walter from Silver Petrucelli discovered there was never a damper in one of the 3 ducts in the mechanical room. Then he corrected a noise issue in the auditorium. Chairman Sangiovanni asked why you are discovering these things now. Mr. Ireland answered that we do not go behind bookcases or open up ducts. Mr. Sgorbati said that the overall percentage can be deceptive but the CFM's show there is not a lot of air. Consider that it is an open area being served with a single zone system with solar tracking. We don't think there is a problem right now.

Mr. Neilson has asked Mr. Tighe from the state to look at the air balancing report. There were return air fans with motors that aren't returning anything. Has this fan been replaced? Ms. Oakes will check with EBI. Chairman Sangiovanni asked how balancing is done with those thin type registers that go along the floor? Mr. Mr. Yaremich spoke about how unusual shapes are measured. They take a velocity pressure and there is a correction factor. They also take averages. In general the balancer is following a specific technique. The Chairman questioned the validity of the test that was done. Mr. Yaremich said he will ask an associate at Technical Associates Group how he took the measurements. Ms. Ellithorpe confirmed that there's enough air flowing around the building, just not enough in some areas. Silver Petrucelli answered that what's on the drawing, is what code requires for that area. Mr. Ireland can revise the drawings to match the balancing report requirement in a type of reverse engineering.

Mr. Neilson noticed when they did their walkthrough back on a cold February night that the temperature fluctuated greatly between the new lobby and the lower level ramp areas. The lobby felt like 85 degrees and the lower level west side was a very cold 56 degrees. This should be looked into. He also questioned the validity of the balance report. Mr. Sgorbati offered to check out the system to look into the temperature differences.

Mr. Goff summarized that it sounds like Silver Petrucelli is comfortable with the design except for where the two pieces meet. Mr. Ireland said this is the first time he has heard that there is strong airflow and wind in the building. Ms. Oakes will coordinate with Mr. McNaboe from EBI to get Silver Petrucelli into the building during a cold night. Ms. Hemond asked about the noise in the auditorium. Mr. Ireland explained that the air comes in one side and goes out the other. Silver Petrucelli does not want it shut off when not in use. Mr. Sgorbati suggested raising the dampers up higher to the top wall to make it a plenum with lining and put the grills up higher so they're not by someone's ear. The technician Max, from Main Enterprises, was going to price this up but we haven't heard anything. Ms. Oakes said Max and Mr. Yaremich had discussions but no final solution was proposed. Mr. Ireland said there is no room for silencers in the mechanical room. Next Monday or Tuesday there will be a meeting between all the parties involved in the air balancing.

On the Auditorium seating, there is nothing new to report on the egress issue. Ms. Oakes said Kathy Lacombe will get a drawing for 9 seats across. We do not need any ADA seating in back of room, because we are already providing a remote viewing area due to the steep ramps and narrow doors.

Mr. Gozzo asked about the punch list. Ms. Oakes said that Mr. McNaboe from EBI has it. He is going to follow up with the subs. The granite wiring, the drop box and handrails were being addressed but there was not a lot of progress. Ms. Hemond asked about the shelving in the historic room? Ms. Hemond got a drawing without any stamp or signature. The shelving contractor needs to get an architect to sign off on the installation. There are no new change orders from Enterprise.

The First Selectman wants the PBC to approve the planting location of two trees that were donated by Praxair. The lawn on the south side has room for some nice shade trees.

Town Hall Renovation Project

Dispense with discussion

Invoices:

Mr. Neilson made a motion to pay **Aresco Construction** \$17,100.00 for Application for Payment #0100101 on the school security project. Ms. Ellithorpe seconded, all in favor. Motion passed unanimously.

The Board of Selectman gave a waiver of the competitive bidding process to **Kaestle Boos**, the school's chosen architectural firm for the school security project. Mr. Neilson made a motion to approve invoice #3 in the amount of \$2,200. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Silver Petrucelli invoices were tabled until they can give a clarification and explanation of charges. They are beyond the contract amount and their invoices need more detail. They could send us a letter explaining what they did. Ms. Ellithorpe commented that add service items are not just a blank check for hourly rates. Silver Petrucelli is above their CA amount.

TRC invoices were tabled until they can explain the charges in more detail. Ms. Oakes had invited them to a one on one meeting but Mr. Laliberte had not responded with any dates. TRC needs to sit down with us.

Adjourn There was a motion made and seconded to adjourn at 8:42 p.m.

Next Meeting Date The next meeting of the PBC was set for April 21st.

Submitted by
Linda Zaffetti